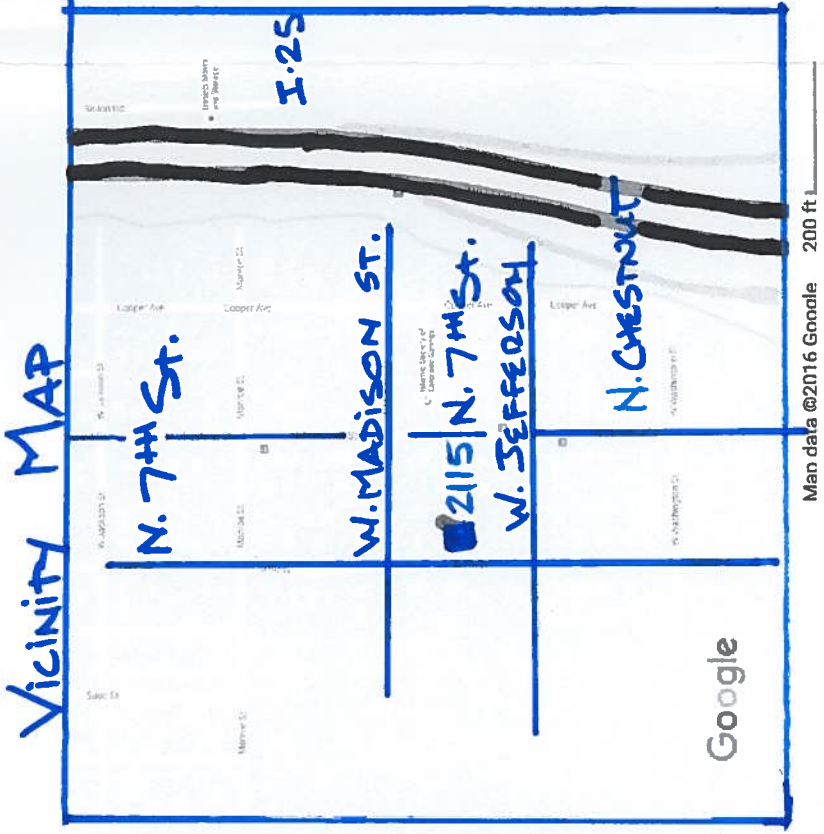


Google Maps 2115 N 7th St



*Pick up and drop off are currently done from 7th St. Parents have the option of using the gravel driveway*

TSN: 74011-18-005

PROPERTY ADDRESS: 2115 NORTH 7TH STREET COLORADO SPRINGS CO 80907

HEIDI AND DANIEL CLEARO

2115 NORTH 7TH STREET

COLORADO SPRINGS, CO 80907

LEGAL DESCRIPTION: LOT 6, 7 AND THE North HALF OF LOT 8 IN ROSWELL CITY ADDITION TO THE CITY OF COLORADO SPINGS, COUNTY OF EL PASO, STATE OF COLORADO.

CONDITIONAL USE PROPOSAL: TO OPERATE A LARGE DAYCARE HOME IN THE LOWER HALF MY 2,080 SQUARE FOOT HOME. THE ENTIRE BASEMENT 1,040 SQUARE FEEL WILL BE USED UNTILL THE DETACHED 2 CAR GARAGE IS COMPLETED AND READY TO BE OCCUPIED.

SURROUNDING ZONING AND LAND USE (S):

North, SOUTH, EAST AND WEST OF 7TH Street:

ZONE R-2 SINGLE FAMILY HOME

LAND USE: SINGLE FAMILY RESIDENCE

RESIDENCE: 1,040 SQ FT

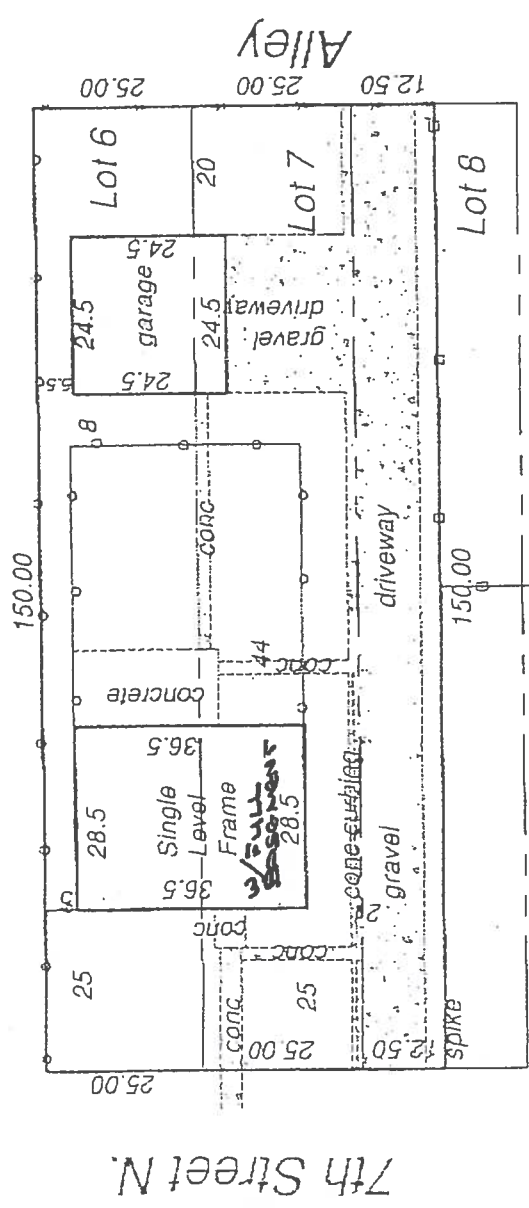
LOT SIZE: 9,375

# Improvement Location Certificate

(THIS IS NOT A PROPERTY SURVEY AND SHOULD NOT BE USED TO CONTRACT ANY IMPROVEMENTS)

**Case File No.: CPC CU 16-00105**

- LEGEND**
- = CHAIN LINK FENCE
  - ⊗ = WIRE FENCE
  - ⊠ = WOOD FENCE
  - = OVERHEAD UTILITY LN



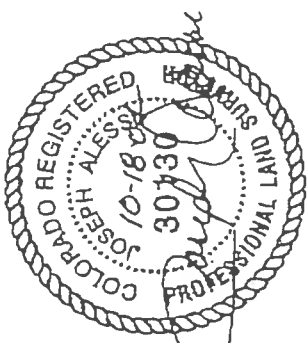
copy reduced  
Scale: 1" = 30'

## Legal Description

Lots 6, 7 and the North half of Lot 8 in Block 16 in ROSWELL CITY ADDITION to the City of Colorado Springs, County of El Paso, State of Colorado.

## Surveyor's Certificate

I Herby certify that this Improvement Location Certificate was prepared for the \* Mortgage Lender and the Title Company and that it is not a Land Survey or Improvement Survey Plat, and that it is not to be relied upon for the establishment of fence, building or other future improvement lines. I further certify that the improvements on the described parcel on this date \*\*, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted. (C.R.S.38-51-109)



This Improvement Location Certificate does not constitute a title search by Alessi & Associates, Inc. to determine ownership of easements of record. For all information regarding easements, Right-of-Way and Title of Record, Alessi & Associates, Inc. relied on Title Commitment\*.



**ALESSI & ASSOCIATES, Inc.**

APPRAISERS • ENGINEERS • SURVEYORS

2989 Broadmoor Valley Road

Colorado Springs, CO 80906

Tele. 719/540-8832

Fax 719/540-2781

PREPARED BY:

**2115 7th Street N.**

\*DATE: 10/18/2004

\*MORTGAGE CO: Wells Fargo Home Mortgage

BORROWER: Clearo

\*TITLE COMPANY: First American Title 11008024

JOB NUMBER: 042116

PURPORTED STREET ADDRESS:

**2115 7th Street N.**

FIGURE 1